



SPECIFICATIONS

FOR

Renovations of Dorm Rooms

FOR

BIDDEFORD FIRE DEPARTMENT CENTRAL FIRE STATION

152 ALFRED STREET

BIDDEFORD, MAINE 04005

(207) 282-6632

BIDDEFORD FIRE DEPARTMENT
PROPOSAL TO DEMO AND RENOVATE
Second Floor Existing Dorm Rooms

THE CITY OF BIDDEFORD is seeking sealed proposals for design build services to demo and renovate existing Dorm Rooms at the Biddeford Central Fire Station 152 Alfred Street, Biddeford Maine, 04005. Proposals are to be submitted to the City of Biddeford Central Fire Station Attention: Assistant Chief Paul R. LaBrecque 152 Alfred Street Biddeford, Maine **no later than July 30, 2021 1:00PM** at which time and place they will publicly opened and read. No bid awards will take place at that time. The department will analyze and select the bidder that best meets the needs of the Fire Department.

Sealed Proposals shall be clearly marked **Biddeford Fire Department Dorm Room Renovations**. Pre-Bid walkthrough giving the opportunity of the individual or company the opportunity to visit the site of the proposed work in order to fully acquaint them with the scope of the work can be done by contacting Assistant Chief Paul R LaBrecque or Chief Scott Gagne at (207) 282-6632. Pre-bid walkthrough to be scheduled on or before July 14, 2021. (Due to Covid regulations, mask may be required and Covid screening may be done prior to the walkthrough visit.)

Bidders shall provide a detailed description of all work to be completed; including specifications, standard features, equipment, pricing and warranties.

The City of Biddeford is an affirmative action/equal opportunity employer (AA.EOE), and encourages participation from certified minority and woman owned businesses.

1.0 PROJECT DESCRIPTION

The following specifications is intended to be a brief guide to the general requirements, and materials, proposed for this project, and are offered primarily for bidding purposes. Bidders are responsible for ensuring proposals are complete. The project focuses on demo and renovations to existing Dorm Rooms on the second floor living quarters.

The Central Fire Station built in 1990, and designed to accommodate five dorm rooms for sleeping quarters and accommodate two firefighters per dorm room as per the attached concept plan- *Floor Plan Dorm Room Additions Central Station*. The main objective is to renovate the existing square footage of the dorm rooms and divide the rooms to accommodate individual sleeping quarters.

2.0 SCOPE OF WORK

The scope of provided below is a general summary. The actual plans and specifications comprise the scope of work. Ancillary tasks not specifically identified but required to complete the project as designed will be considered a part of the scope of work and will not constitute the

basis for a price increase unless specifically identified with the proposal submittal and agreed upon to formal award.

- A. Demo existing partition walls, heating, HVAC, electrical fixtures, fire sprinkler heads, fire alarm notification devices, as needed and install with new. Any existing material capable of being re-used, must be specified in the bid spec.
- B. Frame new walls and ready for mechanicals.
- C. Install drywall, prime and paint two coats on walls.
- D. Install and add new solid core composite doors with new hardware and trim, prime and paint with two coats of paint.
- E. Remove existing suspended ceiling as needed and replace new suspended ceiling to match as close as possible to existing tiles.
- F. Remove existing VCT flooring and install with new VCT flooring in disturbed areas.
- G. Relocate existing HVAC duct work and provide additional HVAC duct to new areas where needed.
- H. Install rough and finish electrical to meet code with MC, and relocate or add additional matching ceiling light fixtures where needed. Lighting to be wired to current house lights and activate with in house emergency tone.
- I. Remove and relocate existing fire alarm horns and smoke alarms, add new horns and smokes where needed to meet NFPA 72 and 70 fire alarm and electrical code.
- J. Remove and relocate existing fire sprinkler heads as needed and install new additional fire sprinkler heads where needed to meet the current NFPA 13 fire sprinkler code.
- K. Contractor shall ensure that work is performed in a safe and workman like manner at all times and incorporates all elements of the 20160121 IAQ Construction Control Guide rev 2, attached.

3.00 GENERAL REQUIREMENTS

Summary of Work:

- A. The contractor shall:
 - 1. Obtain all State and local permits, licenses etc.
 - 2. Evaluate the proposed scope of work and the existing conditions during the pre-bid walkthrough to provide an accurate bid and schedule to complete the work.
 - 3. Provide notification with the bid submittal of any errors or omissions within the plans or specifications that may have a material impact on completion of the project or the total cost of the project as submitted in the proposal.
 - 4. Provide all materials and labor necessary to complete the work as indicated on the construction drawings.
 - 5. Contractor shall maintain a safe working environment at all times including but not limited to, compliance with the provisions of Biddeford's IAQ Construction Control Guide.

B. Mechanical, Plumbing, and Fire Sprinkler design build work:

1. A licensed, experience contractor shall provide the expertise and labor to accomplish the fixture reconfiguration proposed on the plans, to see that all work meets the current codes.

C. Electrical design build work:

1. A licensed, experienced contractor shall provide the expertise and labor to accomplish the work proposed on the plans, to see that all work meets the current electrical code.

D. Quality requirements:

1. The contractor shall employ an experienced superintendent who shall be assigned to and remain on the job full time throughout construction unless otherwise agreed upon by the fire department representative.
2. The contractor shall be responsible for schedule and coordination of work of all trades.
3. The contractor shall be responsible for all materials testing and inspections required.

E. Temporary facilities and waste management:

1. The contractor is responsible to provide dumpsters and a waste management plan that describes how all materials will be sorted and disposed of properly.

F. Products:

1. All materials shall be delivered, stored, and handled in such a manner as to prevent loss and damage.
2. Materials on site shall be stored in compliance with fire and safety requirements

4.00 PROJECT CLOSEOUT

1. The contractor is responsible for keeping the jobsite in neat and orderly condition during construction. The building interior shall be cleaned and provide dust protection as best as possible at the end of each working day.
2. The contractor is responsible for waste and rubbish removal during construction.
3. The contractor shall guarantee the work and work of subcontractors for a period of time to be agreed upon.
4. All work shall conform to all State and local codes.

In the case of ambiguities, discrepancies or irregularities in the drawings, specifications, or applicable codes and standards, the contractor shall request clarification from the design professional before proceeding. Any anticipated irregularities, omissions or clarifications should be clearly identified in the proposal. Failure to identify an irregularity or request a clarification shall not be the basis for a change order having negative cost implications for the Fire Department. The cost of correcting work done as the result of proceeding without obtaining clarification will be borne solely by the contractor. No claims for extras by the contractor will be allowed that are the result of a failure by the contractor to carefully review all portions of the drawings and specifications and to familiar themselves with the job conditions.

A performance bond of 10% of the total cost of the project will be required from the contractor awarded the bid.

5.00 INSURANCE COVERAGE:

The winning contractor shall procure, carry and maintain comprehensive general liability insurance which, includes the following coverage.

| General Liability | Each Occurrence | Aggregate |
|--------------------------|------------------------|------------------|
| Bodily Injury | \$ 1,000,000 | \$ 1,000,000 |
| Property Damage | \$ 500,000 | \$ 500,000 |

Automobile Insurance must be carried on vehicles entering the site. The insurance shall have the following coverage.

| Auto Insurance | Each Occurrence | Aggregate |
|----------------------------|------------------------|------------------|
| Bodily Injury (per person) | \$ 1,000,000 | \$ 1,000,000 |
| Property Damage | \$ 500,000 | \$ 500,000 |

CERTIFICATE OF ELIGIBILITY FOR

**Demo and Renovations for the Dorm Rooms
Biddeford Central Fire Station Biddeford, Maine**

This form must be completed by and submitted by Prospective Contractors and their subcontractors who wish to be considered for this work, failure to complete the certificate of eligibility will result in disqualification of the prospective contractor. Attachments to this sheet are acceptable (please properly label). Each subcontractor should submit a separate form.

Primary Bidder Subcontractor (check one)

1. Name and address of Firm.

_____ (Name)
_____ (Address)
_____ (Address)

2. Has your firm or any predecessor firm defaulted on a contract or had work terminated for non- performance within the last five (5) years? _____. If so, on a separate sheet describe the circumstances / reasons.

3. Has your firm or any predecessor firm been denied a concern of surety, a bid bond, or a performance bond with in the last twelve (12) months? _____. If so, on a separate sheet describe the circumstances / reasons.

4. Provide the following on all current projects in progress to include subcontractors and generals:
Any renovation project, and or projects in excess of \$10,000 gross value. Confidential information request are acceptable however, must be submitted in a separate envelope marked "confidential" (Use additional sheets as necessary).

Project Name:

Location:

Owner:

Architect / Engineer

Contract Amount: \$ _____

Scheduled completion Date: _____

Project Name: _____

Location:

Owner:

Architect / Engineer

Contract Amount: \$ _____

Scheduled completion Date: _____

Project Name:

Location:

Owner:

Architect / Engineer

Contract Amount: \$ _____

Scheduled completion Date: _____

BID FORM

**Demo and Renovations for Dorm Rooms
Biddeford Fire Department Central Station**

The undersigned Contractor agrees to perform the services indicated in the above scope of work and on the attached Contract Documents for the lump sum amount of:

BASE BID AMOUNT \$ _____

BASE BID AMOUNT IN WORDS \$ _____

PREPARED BY: _____

TITLE: _____

COMPANY: _____

PHONE #: _____

E-MAIL: _____

DATE: _____